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COMMUNITY CHARACTER

Defining Our Community's Character

Community character is the combination of qualities and assets that establishes our unique sense of place and promotes a high quality of life for our residents and visitors. This chapter emphasizes the foundational role that our natural setting and heritage resources play in defining our community's character. Quality community and urban design through contextual development and redevelopment shapes community character, opens up economic opportunities, and improves livability for all residents. Social activities, cultural and artistic offerings, and the unique people who live, work, and play here also contribute to the Flagstaff area's community character. This plan recognizes the importance of the physical and social community character that makes the region's sense of place so special.

Character-related contributions to our high quality of life are made by preserving the natural environment and heritage resources; focusing on conscientious design; creating compact, walkable neighborhoods; and enhancing the city's gateways, corridors, and activity centers as a means to economic vitality, and supporting the arts and sciences. Drawing on Flagstaff's design traditions in preservation, redevelopment, and new development efforts promotes a strong sense of place, and helps us to maintain our unique local character. Preserving and revitalizing distinctive areas also enhances the greater region's character, celebrates the cultures that have established our unique sense of place, and promotes a stable, vibrant quality of life for residents and visitors.

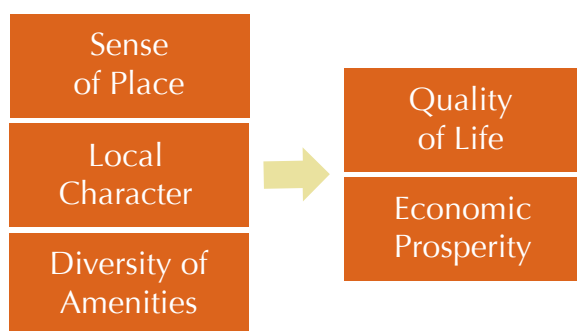


Photo at left by: Sarah Lynn Hamilton

GUIDING PRINCIPLES

A smart and connected community matters. Smart land use and design based on cohesive communities are respectful of our environment and create efficiencies that benefit community health, social interaction, commerce, and infrastructure.

Place matters. Regional growth should occur in harmony with the community's historical character, unique cultural resources, and natural environment.

People matter. All residents should be assured equal opportunities for a range of choices in housing, employment, education, health, safety, and devotion.

Cooperation matters. Regional partnerships create a strong community, protect the environment, and achieve our common goals.

The purpose of this chapter is to guide efforts to preserve, restore, and enhance the region's extraordinary cultural and ecological composition through careful integration of the natural and built environments.

The community envisions a region where stewardship of the unique characteristics of our ecosystem, communities, and neighborhoods plays an important role in every development project. The region can and should achieve an environmentally, socially, and economically sustainable community through the application of quality design and development, and the preservation of our unique sense of place. The key to success rests upon the accountability of private and public partners working collaboratively toward this goal.

What Is Our Community Character?

SCENIC RESOURCES AND NATURAL SETTING

Residents and visitors alike consider the enveloping forest ecosystem as a defining trait of the community, often cited as Flagstaff's principal attraction. It is one of the leading contributors to our collective lifestyle, providing a backdrop for living in harmony with nature, recreational opportunities, and a variety of economic activities ranging from harvesting forest products to eco-tourism. It also serves an essential role in defining the community character. Areas where community development and the natural setting are well integrated are some of the most distinctive, attractive, and desirable parts of the city. It is not enough to simply preserve and be surrounded by this resource - it is necessary for the built and natural environment to coexist spatially and visually. This is done in several ways, including through preservation and access of urban open space, on-site resource protection, the use of native materials in site and building designs, and the use of native plant materials. A part of the solution is designing the community, at all scales, to preserve and enhance natural features such as trees, slopes, rock outcroppings, and floodplains. However, equally important is the preservation and enhancement of viewsheds and scenic vistas to, within, and from the urbanized areas. Scenic resources take into account community gateways, gateway corridors, vistas, and viewsheds.

INSERT GIS MAP HERE

GATEWAYS, CORRIDORS, AND COMMUNITIES

Gateways are the first impressions people have as they enter the region, and thus warrant special design considerations to reflect community pride and local design traditions. The region has gateway points, corridors, and communities, all requiring attention to give the desired “impression” to those entering and leaving the area. Yet, this initial “impression” needs to be reflected in the overall aesthetics of the community as well. In 2009, the community recognized the importance of gateways by investing in three unique “Flagstaff” signs, installed along I-17, Highway 180, and Highway 89A. These signs are celebrated as reflecting the region’s character, but additional investments are necessary for the gateway areas as a whole, including the buildings, signage, and landscaping one sees.

Vistas and Viewsheds

Natural scenic beauty supports a number of important community elements, including the natural environment, quality of life and character, and local economies. The Flagstaff region is known for its scenic vistas, which contain relatively large natural areas. Communities and their residents come to love these landscapes, although we often take them for granted. Without proactive measures, roads, housing, and commercial buildings can threaten the pristine nature of these areas and diminish many of their positive benefits. The Flagstaff Regional Plan promotes a variety of strategies to protect scenic viewsheds through the management of the amount and character of development, including regulating the type and intensity of development, design requirements, landscaping, and more.

Photo by: John Aber Cultural Preservation

The community has identified the following gateway points, corridors, and communities as providing important aesthetic impressions for the Flagstaff region (these are also shown on the _____ map):

Gateways

- I-17 at the Milton Road merger
- Milton Road at the BNSF Railway underpass (entering historic downtown)
- Highway 180 at the Cheshire neighborhood (sign exists)
- Highway 89 at the city limits (sign exists)

Gateway Corridors—include arterial roadways that provide access into Flagstaff (these will require Corridor Plans):

- I-17 to Milton Road
- I-40
- Highway 89
- Highway 180 (Fort Valley Road)
- Route 66

Gateway Communities

- Kachina Village (as experienced from I-17)
- Mountaineer (as experienced from I-17)
- Doney Park (as experienced from Highway 89)
- Fort Valley (as experienced from Highway 180)
- Bellemont (as experienced from I-40)
- La Plaza Vieja neighborhood in the west and Cosnino Neighborhood to the east (along the Amtrak corridor)



GOALS AND POLICIES - SCENIC RESOURCES AND NATURAL SETTING

Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.

POLICY CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve large stands of ponderosa pine.

POLICY CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.

POLICY CC.1.3. Protect the region's topographical features, mountains, canyons, and forested settings from development.

POLICY CC.1.4. Identify, protect, and enhance gateways, gateway corridors, and gateway communities.

POLICY CC.1.5. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas.

POLICY CC.1.6. Encourage cluster development to preserve open space, viewsheds, and scenic vistas.

Photo by: XXXXXXXXXXXXXXXX

Heritage Preservation

Preserving the region's heritage, in the way of design, building traditions, and cultural preservation, enhances the quality of life in the Flagstaff area. Our region's cultural and historic resources must be preserved, protected, and enhanced. Per federal guidelines, "Heritage Preservation" is the preservation of both cultural (pre-historic) resources and historic resources.

For cultural and historic resources to serve as meaningful focal points within the community, it is necessary to preserve archaeological sites, historic sites, and historic buildings of significance; restore elements of the Route 66 corridor, scenic corridors, and gateways; and emulate historic architecture and design in new development.

CULTURAL PRESERVATION

Native Americans have lived in the Flagstaff area for thousands of years. The first people of the area were hunters and gatherers who moved around the region. Around 500 BC, maize agriculture was introduced to the Southwest and farming began, producing settlements and then large villages of the Northern Sinagua and Cohonina tribes. These historic villages are recognized by the remains of pit house architecture and stone field houses – precursors of the pueblo villages. Other sites exist in the forest where remains of "alcove houses" have been identified – a building form unique to this area. The earliest settlement sites occurred northeast of Flagstaff, with later settlements along the base of the San Francisco Mountains, Mount Elden, and the Walnut Canyon area, where both dry-farming and floodwater farming could be practiced. Sunset Crater erupted approximately 1064 AD, and the human settlements shifted, using small masonry field houses, and pueblos villages became minor population centers. After 1400 AD, the villages were abandoned, and populations moved northeast to contribute to the emerging Hopi villages.

Archaeological sites in the Flagstaff region date human occupation to as early as 450 AD. These sites are located in areas where crops were once grown, and have yielded pottery and other evidence of civilization. Sixteen archaeological sites have been documented within a 1-mile radius of the Milton Road/University Drive intersection.

There are many culturally significant sites located within the larger regional planning area as well. Some of these sites are considered sacred because of their importance to historical or traditional events associated with regional Native American tribes. Many cultural sites have been documented with the State Historic Preservation Office in conjunction with projects that use federal monies or occur on federal or state-owned lands. Although it is uncommon to require a developer

Cultural resources are quite varied and are best described using the national standard. Properties listed in the National Register of Historic Places include "districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture."

INSERT CULTURAL PRESERVATION MAP HERE

to perform archaeological studies in the county, the work has been performed on sites that warrant evaluation. Archaeological resources are often hidden from view, but many lasting visual remnants remain throughout the region including petroglyphs, pottery shards and burial sites. Many of these locations are often held in confidence to protect them from desecration. However, the remnants of pre-historic culture are most evident in Walnut Canyon National Monument and surrounding areas, Picture Canyon Conservation Area, and Wupatki National Monument.

HISTORIC PRESERVATION

The City of Flagstaff is a Certified Local Government, making it eligible for financial and technical assistance in historic preservation efforts under the National Historic Preservation Act. The city's Zoning Code requires cultural resource impact studies and impact mitigation strategies for new development. The Zoning Code further requires that the City appoint a Historic Preservation Officer to work in conjunction with the Historic Preservation Commission to conduct reviews of property for historic significance; create historic property inventories; help in forming and maintaining landmark and historic district; review new developments for historic compatibility; conduct public education and outreach, provide documents, resources, and

guidelines on historic preservation; and administer an annually funded Historic Facades and Signs Grant Program. Program staff works with the State Historic Preservation Office and the Heritage Preservation Commission on heritage preservation efforts.

More than 650 resources from the historic period (1880-1945) are inventoried in systematic surveys, many of which are included in several National Register historic districts (as shown on the Historic Properties and Districts map). The official National Register historic districts include the Flagstaff Townsite Historic Residential District, Railroad Addition Historic District, North End Historic Residential District, and Flagstaff Southside Historic District. The three local historic districts include the Downtown Historic District, Townsite Historic District, and Landmarks District, which is a floating overlay district applicable to qualifying locations within the city. The local historic overlay districts contain more than 300 individual properties. One prime example of a property needing preservation efforts is the Basque Pelota Court, circa 1926, located in the Southside neighborhood and is the last such court remaining in Arizona and one of only 14 known to exist.



Photo by: Siana Li

Outside the city limits, heritage preservation efforts primarily have been completed by land management agencies such as the U.S. Forest Service, Arizona State Land Department, National Park Service, and local Native American tribes. Coconino County is not a Certified Local Government, and is not required to be such to recognize historic structures or seek their protection. The County does not have dedicated historic preservation staff, so individuals and small groups who focus on specific properties or local landmarks undertake most of the efforts occurring on private lands.

¹For more details regarding Historic Preservation programs and efforts, see: <http://www.flagstaff.az.gov/index.aspx?nid=901>

²These district nominations and surveys (undertaken between 1980 and 2010) are available to the public at Cline Library Special Collections and Archives, at the Flagstaff Coconino County Public Library, and at the City of Flagstaff.

Flagstaff hosts a rich array of historic resources, which reflect more than 100 years of settlement and growth, providing tangible witness to the development of the railroad, transcontinental highways, logging and building-stone industries, local and county government, military, livestock and agriculture, science, higher education, and business in Flagstaff and northern Arizona. These resources contribute to a strong sense of place and community identity, and attract visitors to the community through their aesthetic charm and significance.

Historic trails are unique resources that mark the travels of early explorers and settlers in the area. Over time, many of these original corridors were transformed into wagon routes, recreation trails, ranching roads, highways, or train corridors. Although there are no national historic trails within the regional planning area to date, among the more interesting trails are the Beale Wagon Road and the Grand Canyon stagecoach line. The original Beale Wagon Road was a military road connecting Arizona's Fort Defiance and southern California. The stagecoach line was initiated by a private company to take tourists from Flagstaff to the Grand Canyon.

INSERT HERITAGE RESOURCES MAP HERE

GOALS AND POLICIES - HERITAGE PRESERVATION

Goal CC.2. Preserve, restore, and rehabilitate heritage resources to better appreciate this culture.

POLICY CC.2.1. Actively locate, identify, and preserve historical, archaeological, and cultural resources as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.

POLICY CC.2.2. Formally recognize heritage resources through designation as local landmarks and historic districts.

POLICY CC.2.3. Fully mitigate development impacts on heritage resources.

POLICY CC.2.4. Support restoration and rehabilitation of historic housing, buildings, structures, and neighborhoods.

POLICY CC.2.5. Provide incentives for heritage preservation.



Community Design

The physical character of Flagstaff is defined by its built environment and natural setting. Places recognized in Flagstaff, the remarkable places, are those areas where the patterns of development are preserved, restored, and enhanced, and emulate the design traditions of the built environment and the natural setting. This happens when the region's environmental beauty is complemented by indigenous development and local design traditions that respect the area's amazing scenic vistas through the preservation of viewsheds and use of natural materials and colors, dark-sky compliant lighting, and signage and landscaping that harmonize with the natural surroundings. Fundamental components of community design include preserving and restoring our heritage resources, and integrating historical design aesthetics and culturally reflective art in contextual new development. The design of neighborhoods, landscape, urban spaces, streetscapes and transportation systems, infrastructure, urban forestry, site design, parking, and architecture all contribute to the overall community character.

The Flagstaff region encompasses walkable urban, drivable suburban, and rural areas, all developed based upon the historic design traditions of Flagstaff. The concentration and density of development plays an enormous role in shaping the future community. Residents desire new development and redevelopment that conserves land, energy, and natural resources, as well as supporting accessible multi-modal transportation options. Challenges that future decision makers must address to ensure positive community character include removing overhead utility lines from viewsheds, properly placing utility boxes and dumpsters with site planning, integrating parking, solar panels, wind turbines and rainwater harvesting into the urban context, and improving building and public space maintenance.

Understanding and promoting the different desired characteristics of urban, suburban, and rural neighborhoods and activity centers as reflections of the surrounding natural landscape is important in maintaining the diverse community desired by residents and visitors. Promoting and maintaining concentrated development in or near the city core and activity centers is one means of preserving optimal open space throughout the community.

Walkable-scale developments can achieve many community goals, from increased public transit use to economic development opportunities. These are further discussed in the six main goals in the Land Use chapter of this plan. Concentrated development, however, must be designed and built with respect for Flagstaff's character. To encourage high-quality, attractive, and marketable development, the City and County will need to invest in upgrading existing infrastructure to appropriately increase density in existing developed areas, as well as to ensure compatible design.

Helpful Terms

“Urban” areas have a higher density of people, residences, jobs and activities; buildings are taller and close to the street; streets and sidewalks are in a grid pattern of relatively small blocks; the area is walkable and a variety of services and goods are available; served by public transportation.

“Suburban” areas have medium to low densities of people, residences, jobs and activities; the streets and sidewalks vary in pattern; the area is drivable to access homes and jobs, yet walkable by special pedestrian facilities like the Flagstaff Urban Trail System (FUTS); some services and goods are available to the residents; the area may have access to public transportation.

“Rural” areas have a low density of people, residences, jobs and activities; paved and unpaved two-lane roads with natural edges; minimal services and goods available to the residents; FUTS connectivity and public transit commuting opportunities may exist; abundant open spaces and agricultural uses.

“Infrastructure” includes but is not limited to sewer lines, water lines, reclaimed water lines, roads, intersections, sidewalks, FUTS, landscaping in the right-of-way, gateways, housing, green infrastructure, public art, and in some cases may include utilities such as electric power, data, natural gas, cable television, and telephone.



Photo credit: XXXXXXXXXXXX



Photo credit: XXXXXXXXXXXX

URBAN DESIGN

Urban design is the discipline through which planning and architecture can create or renew a sense of local pride and identity. It has great potential for enhancing the visual image and quality of neighborhoods by providing a three-dimensional physical form to policies described in the regional plan. It focuses on design of the public realm, which is created by both public spaces and the buildings that define them. Urban design views these spaces holistically and is concerned with bringing together the different disciplines responsible for the components of cities into a unified vision.

Urban design is key for the success of various areas, including downtowns, campuses, corridors, neighborhoods, mixed-use developments, and special districts. Issues to be considered include existing development, proposed development, utility infrastructure, streets framework, and sustainable development principles. Urban design plans require interdisciplinary collaboration among urban designers, architects, landscape architects, planners, civil and environmental engineers, and market analysts.

Urban design is the arrangement and design of buildings, public spaces, transport systems, services and amenities which give form, shape, and character to a community. The use of architecture, landscape architecture, and city planning to develop a functional and attractive community framework is important in planning for the region's future. This can also connect people and places, both smartly and efficiently through consideration for place-making, environmental stewardship, social equity, and economic viability.

The City and County use area plans, neighborhood plans, and area specific plans to create design standards based on community input. The County implements design review overlay zones corresponding to area plan boundaries, and the City currently uses historic district overlay zones corresponding to historic district boundaries. Both the City and the County also regulate the scale and intensity of development through their respective zoning codes by establishing minimum standards for the development of land, including the size of lots, landscaping, building placement, outdoor signs, and lighting. Many of these standards focus on assuring safe and efficient use of land; however, they also influence the design and character of development.

NEIGHBORHOODS

The built patterns of development today are and primarily in response to various transportation influences. Earliest neighborhoods grew near the railroad in the 1800s, creating a hearty downtown that remains the community center. The coming of the automobile brought commercial development along corridors and suburban residential neighborhoods. East Flagstaff, once an unincorporated county area, developed its own “downtown” with a more auto-oriented suburban design, but that remains an activity center for the city as Fourth Street. With easy access by car, the surrounding rural areas have changed from more agricultural and forestry uses to a more ranchette residential character.

Many residents celebrate the historic neighborhoods, those of the pre-Route 66 era, in which walkability, front porches, and street trees are pointed to as “favorite characteristics.” Future neighborhood design can very well emulate the characteristics of these existing places, using traditional neighborhood design as the basis. The drivable suburban context is improved when it borrows heavily from the pedestrian connectivity character of our urban areas.

Goals for the functioning, health, and appearance of the Flagstaff community depend on arranging the parts of new developments more along the lines of a traditional walkable town. This means confronting and correcting the tendency for disconnected developments dominated by traffic, parking lots, and garages.



Photo by: Siana Li



Photo by: XXXXXXXXXXXXXXXXX

URBAN FORESTRY AND LANDSCAPE

The trees within the developed areas of the community are typically planted as an accompaniment to the development. There are some stands of old growth ponderosa pine, yet the idea of the “urban forest” is that of street, public plaza and landscaped trees with maintenance, arborists, and forethought into design, shading, and overall landscape aesthetics. Many communities develop an urban forestry program, with an city-wide tree inventory and plan for replacing trees and the maintenance for a healthy urban forest.

Landscaping softens the built environment, and creates shade and shelter. Goals of the Flagstaff Regional Plan include designing sustainable landscapes appropriate to the unique natural characteristics of the Flagstaff region.

STREETSCAPES AND TRANSPORTATION SYSTEMS

Although roads and streets are used primarily to move vehicles, bicycles, and people from one place to another, they can also frame the region’s amazing views, and street edges may serve as centers of commerce, outdoor eating places, hubs of activity and people watching, and spaces for public art. Designing and constructing “complete streets” that enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities, can provide a memorable experience for visitors and residents alike (refer to the National Complete Streets Coalition page at www.smartgrowthamerica.org/complete-streets).

Helpful Terms

“Context” refers to the development site itself, surrounding properties, and the neighborhood in which a development site is located.

“Development” is the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into parcels by any property owner. When appropriate to the context, “development” refers to the act of development or to the result of development within the city.

SITE DESIGN AND ARCHITECTURE

Sites and buildings are the backdrop of the public realm, and they have a vital role in defining the character of the community. Community character is represented in sites and buildings by employing the region’s design traditions, and using local materials with compatible colors and architectural details. Achieving contextualism with vernacular development is a challenge for architects and other building designers to meet new needs that fit within traditional design concepts. Through community vision and civic pride, the public and private sectors can both contribute to a contextually sensitive and emphatically beautiful place to live, work, and play.

When determining design decisions about any development site, designers should not move too hastily through crucial considerations which address the suitability and limitations of a piece of land for development in the first place - such as geology, hydrology, ecology, the availability of streets, utilities, and a system to handle storm water flow. These considerations should be assessed before designing a site plan.

PARKING

Parking is an essential element for both urban design and traffic circulation. Parking should be developed to reflect the context of each site. Walkable urban areas use street parking, shared parking lots, and parking structures. Drivable suburban and rural parking lots feature landscaping and enhance the beauty of a site, and allow for a reduction in stormwater runoff.

Parking requirements need to reflect the desired density and intensity of the place type, while respecting the need of residents, visitors, and shoppers.

INFRASTRUCTURE

Visual components of above-ground public infrastructure such as power lines and boxes, street lights and switch boxes, stormwater collection and various components of these types of infrastructure can have great effects on overall community character aesthetically and sustainably. The community partners can choose to plan for and implement shared spaces, guidelines for aesthetically pleasing placement of boxes, screening, and underground utilities, for example. A collective “urban infrastructure plan” for water, sewer, power, telephone, cable, data, roads, and trails, working collaboratively with the community vision for growth, could greatly improve the views, viewsheds, and site design characteristics in the region.

Green Infrastructure

An interconnected network of waterways, wetlands, woodlands, wildlife habitats, and other natural areas of countywide significance. For more information, refer to <http://www.greeninfrastructuredesign.org/>

< photos to be provided >

Design Traditions of Western Development in Flagstaff

The design traditions of western development in Flagstaff generally can be discussed in the context of the following eras:

PRE-ROUTE 66 (<1926)

Prior to the construction of Route 66, Flagstaff's buildings were assembled from locally produced materials dominated by malpais stone, Moenkopi sandstone, Kaibab limestone, wood planks, and timber. With the exception of downtown, most structures were simple and practical, featuring a main gable roof on a rectangular plan, and modest in size. In the downtown area, historic structures were constructed of local materials and imported midwestern façade designs popular in that era. Other community design influences of this period included the imported farmhouse, Victorian, craftsman home designs, the railroad industry, and National Park architecture, which combined native materials and architecture to create visually appealing and contextual structures.

Examples Include: [Photographs]

Photo by: XXXXX XXXXXXX

EARLY ROUTE 66 (1926-1945)

In the early years of Route 66, community design was heavily influenced by the burgeoning tourism industry. Early traveler-induced developments, such as motels, were simple, practical, and built from local materials. The development of the Mother-road itself, Route 66, stimulated subsequent growth and development along its edges, and indicated the start of an important change in the community character, from a more downtown "node" to corridor development.

Examples Include: [Photographs]

Photo by: XXXXX XXXXXXXX

LATE ROUTE 66 (1945-1967)

Following World War II, Flagstaff saw many significant influences on community character, including the post-war housing boom, a notable growth of tourism, dominance of the automobile, and expanded use of imported building materials and designs. Residential development included a mix of the design traditions of Flagstaff, such as simple structures along gridded streets with sidewalks and street trees, and post-war production housing development featuring whole-neighborhood developments with un-gridded streets, repeated home design, and a shift to imported materials such as stucco, tile roofing, and metal windows. In addition, large multi-family structures were introduced along with the development pattern of wide streets, auto-oriented strip commercial buildings, and the introduction of “modern” materials such as concrete masonry unit block.

As the tourism industry grew, Flagstaff expanded from the small, central downtown outward to include motels, service stations, and diner-lined highways which included imported architecture and materials, standardized building designs, and automobile serving facilities. Notable for this period was the introduction of the large, eye-catching, commercial signage to capture the attention of the auto-oriented society. This era resulted in the decline of the historic downtown’s economic vitality as commercial activity dispersed and impacted the overall community character.

Examples Include: [Photographs]

Photo by: XXXXX XXXXXXXX

INTERSTATE 40 (1967-2001)

With the introduction of the interstate highway system, specifically I-17 and I-40, auto-oriented commercial enterprises sprouted in areas adjacent to these new corridors. These sites were suburban in character and devoid of pedestrian-friendly amenities, such as plazas, trees, and street furniture. Although new zoning regulations required the installation of landscaping, it remained suburban in character. Architecturally, the shift was complete, having moved away from the design traditions of Flagstaff (e.g., simple designs, local materials, human-scale buildings and streets) to that of imported, non-descript, replicated design and materials.

As Flagstaff's last lumber mill and window plant closed, imported materials became the norm, even though the region is surrounded with natural building materials such as timber and stone. However, the latter half of this era saw an increase in community interest regarding our historic resources and neighborhoods. Downtown revitalization efforts began in 1992, introducing the Heritage Preservation Program and sparking an economic boom in the community. These efforts reflected a cognizance of the importance of preserving a "sense of place" through building, landscape, street, road, and signage designs.

Examples Include: [Photographs]

Photo by: XXXXX XXXXXXXX

DESIGN REVIEW YEARS (2001 TO PRESENT)

In 2001, Flagstaff introduced design controls through the Land Development Code. Some of these basic principles included pedestrian-friendly site design, characterized by building-forward site layout, human-scale buildings, and a preference for local materials. These regulations currently apply to non-residential and multi-family developments only. Design guidelines were also introduced within the Zoning Code in 2001, and are primarily voluntary. Development during this period generally continues to follow the auto-oriented, highway patterns of development, with an incremental trend toward the design traditions of Flagstaff. Beginning in 2001, the City dedicated public funds to “community beautification,” leading to the removal of billboards, the construction of a significant urban trail system, municipal landscaping, pedestrian amenities, and public art.

Examples Include: [Photographs]

Photo by: XXXXX XXXXXXXX



GOALS AND POLICIES - COMMUNITY DESIGN

Goal CC.3. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.

POLICY CC.3.1. Ensure that neighborhood design is respectful of traditional development patterns and enhances the overall community image.

POLICY CC.3.2. Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.

POLICY CC.3.3. Emulate the most celebrated design traditions of Flagstaff, particularly the pre-Route 66 and early Route 66 eras.

Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.

POLICY CC.4.1. Ensure that streetscape design is context sensitive, and transportation systems reflect the desired land use.

POLICY CC.4.2. Ensure that utilities and infrastructure are contextual and considered as part of the overall design aesthetics.

POLICY CC.4.3. Employ design solutions that balance the interface of the natural and built environments, with the most urbanized core activity areas being the most built, and the most rural areas being the most natural.

POLICY CC.4.4. Design streets and parking lots to de-emphasize automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.

POLICY CC.4.5. Design local landscaping using Xeriscape and low-impact principles.

POLICY CC.4.6. Use landscaping to benefit the environment and improve aesthetics, in order to maximize the economic benefit that a well landscaped community provides.

POLICY CC.4.7. Develop an urban forestry program to catalog, preserve old growth pines, and plant new urban trees.

POLICY CC.4.8. Follow arboricultural practices in maintaining a healthy urban forest.

Arts, Sciences, and Education

Arts, sciences, and education are an integral part of the social and economic fabric of the community. As the location of one of three public universities in Arizona, a hub of night sky research and archaeological research, and home to many Native American artists, the Flagstaff region has a wide range of educational, scientific, and cultural organizations, resources, attractions, and activities that are a source of community pride and enrichment. A great number of artists, scientists, and educators choose to live here because of these opportunities. However, without coordination, preservation, and promotion, it is possible that arts, science, and educational activities and resources can be lost through indifference or unintended development decisions or policies.

A number of cultural and business organizations work to promote partnerships among local arts and cultural organizations, as well as helping the community recognize that the arts are representative of the region's diversity, creativity, and vitality. As a culturally rich community, the holistic planning of events and activities between art, science, and educational venues will develop more rewarding opportunities for all. By supporting outstanding venues, smart circulation and parking options, and well-planned connectivity, the City and County can promote and encourage these partnerships. In addition, this plan supports integration of culturally reflective art into public and private commercial projects.

This plan's goals and policies specific to arts, sciences, and education are intended to guide development, land use, and transportation decisions that support future cultural, scientific, and educational needs of the community. Future challenges in the Flagstaff region require maximizing the community's cultural, scientific, and educational potential by coordinating with various community groups, businesses, agencies, and citizens.



Photo credit: XXXXXXXXXXXX



Photo by: F. Kedd



Photo by:

The Arts have always been a part of the community character and in many ways is associated with a greater cross-section of the community. The following groups are just some of those that contribute greatly to the local art scene:

- Flagstaff Cultural Partners – non-profit organization
- Coconino Center for the Arts – performing arts center
- First Friday Art Walk – downtown monthly event
- Flagstaff Artists Coalition – open studios
- City of Flagstaff “Beautification and Public Art Commission”
- Northern Arizona University – Audrey Auditorium performing arts center, Beasley Gallery, and world-renowned ceramics program
- Museum of Northern Arizona – art and cultural exhibits, and Native American festivals
- Doris Harper-White Community Playhouse - Theatrikos Theatre Company
- Orpheum Theater - historic entertainment venue

In addition, the region is host to many diverse events and festivals, such as the annual Route 66 Festival.



Photo by: XXXXXXXXXXXX

Science has remained a key character-defining element since 1892, with:

- Lowell Observatory
- Naval Observatory Flagstaff Station
- Museum of Northern Arizona
- U.S. Geological Survey Campus
- Northern Arizona Center for Entrepreneurship and Technology - a scientific research business incubator
- Coconino Community College - specializing in green technologies training
- Current research at Northern Arizona University

In addition, the archaeological resources of surrounding historical sites and ruins provide research and tourism opportunities.

Education resources are diverse and serve all sectors of the community, including:

- Flagstaff Unified School District
- Charter and private schools (Montessori, Peak, Mountain School, Northland Preparatory Academy, St. Pius Catholic School, BASIS, Flagstaff Arts and Leadership Academy) - which serve the primary and secondary needs of the community
- Coconino Community College - two campuses within the Flagstaff region offering 65 certificates, degrees, and transfer programs
- Northern Arizona University - offering over 230 undergraduate and graduate degrees, and continuing to have an economic, cultural, and physical impact on the character of Flagstaff
- Two public libraries and one senior center
- Various neighborhood centers within the city, including the Murdoch Center, Flagstaff and Cogdill recreational facilities, and the Aquaplex, all of which offer classes and lessons for people of all ages

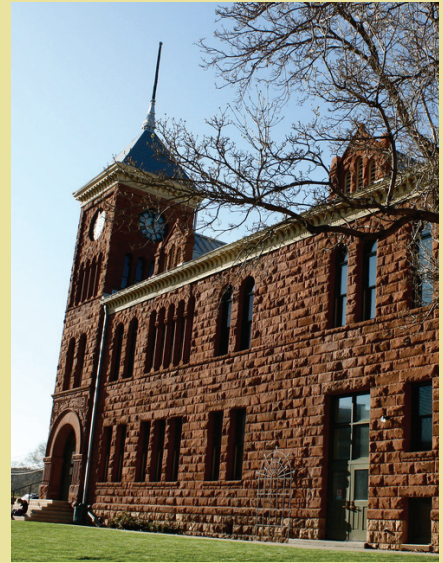


Photo by: Hannah Smolan



GOALS AND POLICIES - ARTS, SCIENCES, AND EDUCATION

Goal CC.3. Support and promote art, science, and education resources for all to experience.

POLICY CC.3.1. Provide first class arts, research, and educational facilities.

POLICY CC.3.2. Coordinate educational master plans (Northern Arizona University, Coconino Community College, Flagstaff Unified School District, and charter schools) with regional planning efforts.

POLICY CC.3.3. Integrate art into public and private development projects.

POLICY CC.3.4. Complete sidewalks and Flagstaff Urban Trails System connections for all schools, community colleges, and university campuses.

POLICY CC.3.5. Promote and expand scientific research as a key component to the Flagstaff region's character.